

## ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

**July 6, 2010**

The staff meeting convened at 9:30 a.m. Staff Members Present: Deon Goheen, Planning & Zoning Administrator; Kurt Gardner, Building Official; Rachelle Ehlert, Deputy Civil Attorney; Darwin Hall, Ash Creek Special Service District Director; Tina Esplin, Washington County Water Conservancy District; Laurence Parker, Southwest Utah Public Health Department; and Paul Wright, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director; and Todd Edwards, County Engineer

### CONDITIONAL USE PERMIT EXTENSION:

#### **A. Review extension to have an accessory dwelling within a garage, located at 395 East Pine Valley Road, Lot 3B, in Pine Valley. Mike Albright.**

This item was reviewed for the 3<sup>rd</sup> extension at the previous the previous staff meeting for an accessory dwelling. The permit file does not show that a permit was ever issued. As previously reviewed, the applicant submitted a site plan and floor plan for staff review. An additional septic permit was issued by the Southwest Utah Public Health Department. This meets the criteria set forth for accessory dwelling units, and the accessory dwelling seems to be incidental to the main dwelling. **The staff rescinded their previous motion of June 22, 2010, and tabled this item for two weeks to get further information from the applicant, whereas the chairman of the planning commission suggested that this item should have been denied.**

#### **B. Request permission to build restrooms for a pavilion within the A-20 zone that was constructed in 1979 by Sterling Tullis (Pmt. #01096 6/14/79) in Pinto. Kirk Tullis, applicant.**

This is an automatic annual review, with the construction of the restrooms being completed and the building permit has not been issued as yet. The property is located across the street from their pavilion, and is used for the camp trailers when they have their reunions. Eventually they may build a cabin on this same parcel. Previously the applicant showed a plan of the facilities and a letter from the Southwest Utah Public Health Department explains that the existing septic appears to be adequate for the proposed construction of the two restrooms. Staff reviewed the possibility of future expansion and indicated a need for a zone change to FR-1 to accommodate the recreational facility. The setbacks for this zone are 25' on all side, rear and frontage. **The staff tabled this item for two weeks to allow the building official time to obtain further information from the applicant on the construction of the restrooms and obtaining a building permit for the project in conjunction with an existing pavilion.**

#### **C. Request permission for a single family dwelling (cabin) within the A-20 zone in Pinto Townsite. Monica Hafen, applicant.**

This is an automatic annual review for an single family dwelling within the A-20 zone.

The building permit #6037 was issued and an inspection for drywall nailing was completed on June 29, 2010. As previously reviewed, the property was deeded as this size of parcel in 1971, so this is a grand-fathered parcel. A lot line adjustment was made, which made the parcel several feet smaller and the applicant's father-in-law is the owner of this parcel and surrounding parcels. The applicant has obtained approval of the Washington County Water Conservancy District (WCWCD) on densities in the Pinto area and the Southwest Utah Public Health Department (SWUPHD) has issued a septic permit. The private wells meets quantity and quality. The site plans shows that the setback requirements are met within that zone. **The staff approved the Conditional Use Permit Extension for another one (1) year period.**

#### **CONDITIONAL USE PERMITS:**

##### **A. Request permission to build a single family dwelling within the A-20 zone, Red Butte Terraces, lot 4, near New Harmony. Daniel and Lynn Pendery, applicants.**

The applicant has now met all of the requirements for the Conditional Use Permit by submitting a site plan, and having water supplied by the North Valley Water Company, with a receipt from the Ash Creek Sewer District on water density. A septic permit from the Southwest Utah Public Health Department has been issued. The site plan meets all setback requirements of 25' on all property lines of the 20 acre parcel and the building has been assigned permit #6147. **The staff approved the Conditional Use Permit for a single family dwelling for the period of one (1) year.**

##### **B. Request permission to build an accessory dwelling attached to the carport and main dwelling, located at 2264 N. Dammeron Valley Dr. East, Dammeron Heights, Lot 4. Seth Foster, applicant.**

The applicant meets the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and a culinary water use from the Dammeron Valley Water Works. Accessory dwellings are conditionally approved within residential zones, with this property containing a total of 5 acres. The property is accessed from the Dammeron Valley Dr East, generally located north of Dammeron Valley Ranches. The site plan meets all setback requirements of 25' on all sides, rear and front. The Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Laurence Parker, SUPHD representative, stated that the septic permit meets their requirements and the Tina Esplin recalled the Washington County Water Conservancy District density approval letter. **The staff decided to grant approval of the Conditional Use Permit for an accessory dwelling for the period of one (1) year.**